

S U M M A R Y

FILE NO.	2224	Thomas Guide Map No.	717
		Date Received:	12/27/05
		Date Distributed:	12/29/05
ENTITY	Soos Creek Water & Sewer District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Sewer Service Area	Expiration 45 Days:	02/10/06
TITLE	P367-SR Annexation	Board Meeting:	01/10/06

Location	The site is located within the City of Maple Valley. The northern boundary is formed by SE 272 nd Street. The southern boundary is formed by SE 276 th Street. The western boundary is generally formed by 209 th Avenue SE if extended. The eastern boundary is generally formed by 211 th Avenue SE if extended.
Land Area	19.84 acres
Current Land Use:	Five parcels developed with single-family homes; one vacant parcel
Population	Approximately 16 persons
Assessed Valuation	\$1,668,000.
County Comprehensive Plan Designation/ Zoning	Not Applicable
City Comprehensive Plan	Low Density Residential Uses
City Zoning	Residential (R-4 dwelling units per acre)
District Comprehensive Plan	The Soos Creek Water & Sewer District Comprehensive Sewerage Plan establishes provisions for sewer service to the proposed annexation area.
District Franchise	Franchise is provided in the Soos Creek Water & Sewer District Comprehensive Sewerage Plan.

Urban Growth Area (UGA) The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan

SEPA Declaration A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in November 2005.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Maple Valley; Kent; Covington

Fire Districts: Maple Valley Fire and Life Safety (No. 43)

Water Districts: Cedar River Water and Sewer District; Covington Water District

Sewer Districts: Cedar River Water and Sewer District

School District: Kent 415

SUMMARY File No. 2224

The Soos Creek Water & Sewer District proposes to annex approximately 19.84 acres of land within the City of Maple Valley. The northern boundary is formed by SE 272nd Street. The southern boundary is formed by SE 276th Street. The western boundary is generally formed by 209th Avenue SE if extended. The eastern boundary is generally formed by 211th Avenue SE if extended.

The District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.070 (Annexation of Territory).

The purpose of the annexation is to permit the Soos Creek Water & Sewer District to extend sanitary sewer service to the area to serve existing homes and future permitted residential development. The proposed annexation area is addressed in the Soos Creek Water & Sewer District Plan.

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Soos Creek Water & Sewer District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., sewer, water) envisioned in the Act.

The proposed annexation is reported to also be consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. The proposal is also supported by Policies CO-10, CO-11, and F-239, F-245, F-308, F-309, and F-311 which call for the provision of public sewer services within the Urban Growth area. Sanitary sewer service is also consistent with environmental protection standards for areas that would otherwise need to be served by on-site septic systems.

The proposed annexation is reported to also be consistent with the Maple Valley Comprehensive Plan. The proposed Annexation specifically addresses Maple Valley Comprehensive Planning Policies. For example, the Annexation is consistent with Policy UT-P6; UT-P7, and UT-P9 call for the provision of urban public services to all properties within Maple Valley.

This Annexation reportedly will provide the opportunity for sewer service to the area, but this action will not have any direct impact on land use. Currently, the area includes both vacant and developed land. Future development and/or redevelopment in the area would be subject to applicable plans and regulations established by the City of Maple Valley. The City would permit residential uses of four dwelling units per acre (80 homes) in this Annexation Area. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

This Annexation is reportedly also consistent with Boundary Review Board Objectives. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will facilitate future permitted residential uses. Annexation is also consistent with Objective 3, which calls for logical service areas and with Objective 4 which calls for regular boundaries. Other properties in the vicinity are now served by Soos Creek Water & Sewer District. The addition of P367S-R properties would provide for more regular service area boundaries thereby permitting service levels which would protect public health and safety.

All costs associated with extending service to the property are reported to be the responsibility of property owners within the annexation area. A Developer Extension Agreement, District Contract or Utilities Local Improvement District (ULID) will be established for the construction of required facilities. The District anticipates a generally balance between revenue and expenditures with extension of service to the annexation area.

The proposal will not affect Fire District services, Water District services, or other public services.